



May 20, 2025

Dylan Lawrence,
City Planning Associate
Department of City Planning
dylan.lawrence@lacity.org

Re: 8665-8675 W. Appian Way (ZA-2023-7650-ZAD-ZAA-WDI; ENV-2023-7651-EAF)

The Planning and Land Use Committee of the Bel Air Beverly Crest Neighborhood Council recently became aware of the above reference project and scheduled it for discussion on May 13, 2025. After hearing from the applicant and the public regarding the proposed project and discussing the matter the committee passed a motion with the following position.

The PLU Committee voted to support the Project (8-0-1) contingent on the following:

1. Widening of Appian Way along the portion of the property proposed to be developed. The PLU Committee explained that this provided a benefit to the general public and emergency personnel because it increased the ability of cars to pass one another. The Applicant indicated a willingness to do this and said they would explore using "Grasscrete."
2. Improvement to the Asphalt Berm on Appian Way along the entire frontage of the property.
3. Provide a survey verifying the distance of the nearest fire hydrant and the width of the roadway at the fire hydrant area.
4. Preparation and review of proposed construction parking and staging plan for various phases of development. This is requested due to the substandard nature of the roadway, the location of the project in a Very High Fire Hazard Severity Zone and the extremely limited parking in the area.

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5. Revisions to the proposed landscape plan to ensure compliance with existing fire regulations (Chapter 49 of the California Fire Code). The applicant should also review the proposed “Zone Zero” regulations and (to the extent feasible) design the landscape plans to ensure compliance with these proposed regulations.
6. Agreement with the Mountains Recreation and Conservation Authority (“MRCA”) to place a deed restriction over a portion of the undeveloped property. The project is located within Habitat Block No. 54 and there is an existing wildlife corridor that runs through the property. In order to appropriately mitigate adverse impacts to wildlife movement, a deed restriction should be placed on the property.

It is important to note that the PLU Committee’s support is entirely **contingent** on these items being provided.

In instances where a project will have a City Planning hearing after a PLU meeting but before the full BABCNC Board has met, the adopted practice is to send a letter stating the Committee’s position for consideration. The Committee requests that the record for the decision in this matter be extended 30 days after the hearing so that the Board can consider the item and its position be registered.

Sincerely,



Jamie Hall, Vice Chair
Planning and Land Use Committee

cc:

Applicant: Kendall Cornell cornellkendall@gmail.com

Representatives: Larry Mondragon dragon@cfa-la.com [Craig Fry & Associates, LLC]; Daniel Vergara, Architect danivergl@gmail.com